

*Saratoga County*  
Tom Lewis, Chairman      *Planning Department*      Jason Kemper, Director

*Saratoga County Planning Board*  
*Meeting Minutes*  
*April 15, 2010*

The meeting held at the office of the Saratoga County Planning Department located at 50 West High Street in Ballston Spa was called to order at 4:00 p.m.

The following members, staff and guests were present:

**Members Present:** Tom Lewis, Chairman, Stephen Porto, Ed Vopelak, Robert Hall, and Paul Loomis.

**Staff:** Michael Valentine, Senior Planner; Jaime O'Neill, Planner; and Cyndi Nick, Secretary

**Guests:** Ted Serbalik, Saratoga County Public Works, Steve Williams, Daily Gazette and Stephanie Ferradino, Attorney at Law

**Approval of Minutes:**

The minutes of the March 18, 2010 meeting were unanimously approved on a motion made by Mr. Porto and seconded by Mr. Hall.

**Referrals:**

**08-08 Town of Wilton PB**

Mr. Valentine presented an application for a Site Plan Review in the name of Faraone to construct a 260 square foot lean-to exterior shed for the storage of firewood on New York State Route 50. Mr. Valentine stated the proposal represents No Significant County Wide or Inter Community Impact.

**10-41 Town of Charlton ZBA**

Mr. Valentine presented an application for a Use Variance in the name of Froland Transportation, Inc. The applicant proposes a change in use from a doctor's office to a 5-employee, truck carrier/brokerage office on Stage Road (County Route #53), north side, west of Valentine Road. Mr. Valentine recommended approval with comment stating there should be no future use or storage of trucks at the business location.

**10-44 Town of Clifton Park ZBA**

Ms. O'Neill presented an application for a Sign and Area Variance in the name of Parkway Music. The applicant would like to construct a 13,144 square foot building and requests an additional front setback variance on Biette Road. Ms. O'Neill stated the proposal represents No Significant County Wide or Inter Community Impact.

**10-45 Town of Malta PB**

Mr. Valentine presented an application for a Site Plan Review in the name of Global Foundries U.S., Inc. as an amendment to the Site Plan to expand the clean room at Fab 8 within limits set in the Luther Forest Technology Campus on Stone Break Road. Mr. Valentine stated the proposal represents No Significant County Wide or Inter Community Impact. **Recusal:** Ed Vopelak

**10-47 City of Saratoga Springs ZBA**

Mr. Valentine presented an application for a Use Variance in the name of DECOSPA, LLC for the modification of the existing variance to permit retail use on South Broadway (NYS Route 9/50). Mr. Valentine stated No Significant County Wide or Inter Community Impact with comment in regard to an open-ended request to permit all (undefined) retail uses in the Tourist-Related Business District. Mr. Valentine stated No Significant County Wide or Inter Community Impact and suggested the applicant submit a use variance application for one particular retail use.

**10-48 City of Saratoga Springs ZBA**

Mr. Valentine presented an application for a Use Variance in the name of Saratoga Hospital Emergency Dept. The applicant is proposing to modify the dimensional criteria of signage previously agreed to as part of the PUD legislation. The location of the property is Church Street (NYS Route 9). Mr. Valentine stated No Significant County Wide or Inter Community Impact.

**10-49 Town of Halfmoon PB**

Mr. Valentine presented an application for a Site Plan Review in the name of MRK Real Property LLC (Michael Klimkewicz)-Fred the Butcher. The applicant is proposing the construction of a 7,200 square foot mixed-use building in the existing commercial plaza on NYS Route 9, east side, just before NYS Route 236. Mr. Valentine recommended approval subject to review by DOT and modification of the curb cut permit.

**10-50 Town of Halfmoon PB**

Mr. Valentine presented an application for a Site Plan Review in the name of Ronald A. Bova, PE-Youth for Christ Recreation Center for the construction of a 27,000 square foot indoor recreation center on NYS Route 9, west side, north of Grooms Road. Mr. Valentine recommended approval subject to NYS DOT's review and the need for a curb cut permit.

**10-51 Town of Wilton PB & ZBA**

Ms. O'Neill presented an Area Variance and Special Use Permit in the name of Aubrey and Kemble. The applicant is requesting an Area Variance for square footage of paddock and lot size, and Special Use Permit for a private stable for 1-2 horses on Parkhurst Road (County Route 101). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-52 Town of Ballston PB**

Ms. O'Neill presented an application for a Special Use Permit in the name of Parent. The applicant is proposing the sales and service of farm machinery and equipment repair on Brookline Road (County Route #60). Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-53 Town of Saratoga ZBA**

Ms. O'Neill presented an application for an Area Variance in the name of Lafrank to remove the old 25' x 12" deck in the front of the house on Route 9P. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-54 Town of Saratoga ZBA**

Ms. O'Neill presented an application for an Area Variance for a Front Yard Set-Back in the name of Giavanone to construct a boat and recreational vehicle storage facility at 1434 Route 9P. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-55 Town of Saratoga ZBA**

Ms. O'Neill presented an application for an Area Variance for front yard set-back in the name of Mincher. The applicant would like to move a cabin onto the 6.06 acre parcel to establish a second detached home on Route 9P. Ms. O'Neill stated No Significant County Wide or Inter Community Impact but would like to caution the town about the two uses.

**10-56 Town of Saratoga ZBA**

Ms. O'Neill presented an application for an Area Variance in the name of Morse. The applicant would like to replace the burned down house with a modular house on Route 9P. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-58 Town of Wilton PB**

Mr. Valentine presented an application for a Site Plan Review in the name of Wilton Baptist Church to remove a previously approved staircase and to modify landscaping and add parking in the rear on NYS Route 9. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Porto. The motion was seconded by Mr. Loomis, and unanimously approved.

**Subdivisions**

**10-A-18 Town of Charlton PB**

Mr. Valentine presented an application for a Subdivision Review in the name of David Schweizer for a lot-line adjustment and subdivision of 122 acres to create three lots with one existing residence and two new building lots on Jockey Street (County Route 52), west side at town line with Galway. Mr. Valentine recommended conditional approval based upon receiving DPW curb cut permit for Lot 1 (curve, sight distance), access to wetlands, delineation of wetlands, and future subdivision of Lot #2.

**10-A-19 Town of Stillwater PB**

Ms. O'Neill presented an application for a Subdivision Review in the name of Courtenay Hall to subdivide a single lot with two primary residences into two lots, as well as a lot line amendment between neighboring parcels on Route 4. Ms. O'Neill stated No Significant County Wide or Inter Community Impact.

**10-A-20 Town of Milton PB**

Ms. O'Neill presented an application for a Subdivision Review in the name of Robert Bolt for four lots, #1: 5 acre building lot, #2: existing home, #3 two single lot exemption with winery retail business, #4: 47 + acres remaining with existing closed landfill (Rock Dump) on NYS Route 29. Ms. O'Neill recommended approval.

**10-A-21 Town of Ballston PB**

Ms. O'Neill presented an application for a Subdivision Review in the name of Knight for a lot line adjustment involving three family parcels of 16.28 acres on Good Street (County Route 57). Ms. O'Neill recommended approval.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mr.Porto. The motion was seconded by Mr. Hall and unanimously approved.

**Other Business**

**Development Report**

Mr. Valentine reviewed the Development Report prepared by the Town of Wilton. The report reviews all applications, permits and development which took place in the Town for the term of the prior year. This year's report reflected the decline of permits and development within the Town of Wilton for 2009.

**Board of Trustees**

Mr. Valentine reviewed the criteria that Village Board of Trustees members should not be serving as a Planning Board member. Mr. Valentine noted in discussion with Ms. O'Neill that the Village of Galway and Village of Stillwater have already or are considering appointing their respective Board of Trustees as members of the Planning Board. Mr. Valentine noted that in village law Section 7-718 (Paragraph 3) that "No person who is a member of the Village Board of Trustees shall be eligible for membership on such planning board". In addition, he noted, that the same restriction is applicable for membership on the Zoning Board of Appeals (Section 7-712 (Paragraph 3)).

**2010 Conference Analysis Meeting**

Eight individuals attended the 2010 Conference Analysis Meeting held at Gavin Park on April 8, 2010. Mr. Porto and Mr. Lewis suggested the invitation list be expanded to include members from other counties to provide feedback and suggestions to benefit the planning of future conferences.

**Adjournment**

On a motion made by Mr. Porto and seconded by Mr. Hall, the meeting was adjourned with all in favor.

Respectfully Submitted,  
Cynthia T. Nick, Secretary